

# **White Mountain Estates Specific Plan and Environmental Impact Report**

## **Part III: Appendices**

MAY 2007

**Prepared By:**

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# **WHITE MOUNTAIN ESTATES SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT**

## **LIST OF PREPARERS**

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## **PROJECT PROPONENT**

### **APPLICANT**

White Mountain Estates LLC



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*Note: due to the size of some files, open the Appendix A folder to access the map pdf files 1-15.*

## **APPENDIX A**

### **MAP SET**

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1. Regional Map and Vicinity Map
2. Land Use Plan
3. Phasing Plan
4. Traffic Circulation Plan
5. Preliminary Grading and Drainage Plan
6. Water, Propane and Sewage Plan
7. Utility Plan
8. Landscape Plan
9. Section A
10. Tentative Tract Map 37-46, Sheet 1--Lot Layout
11. Tentative Tract Map 37-46, Sheet 2-- Phase I, Easements, Dedications
12. Tentative Tract Map 37-46, Sheet 3-- Phase II, Common Area Plan
13. Tentative Tract Map 37-46, Sheet 4-- Phase I & II, Road and Lot Improvement Plan
14. Tentative Tract Map 37-46, Sheet 5-- Typical Roadway Sections
15. Tentative Tract Map 37-46, Sheet 6-- Typical Roadway Sections





*Note: due to the size of some files, open the Appendix B folder to access the technical study pdf files 1-18.*

## APPENDIX B

### TECHNICAL STUDIES

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1. **Traffic/Circulation Analysis, Brown/White Mountain Estates Projects, Mono County.** LSA Associates, Inc. 2004.
2. **Botanical Report for the Proposed White Mountain Estates Housing Site.** James Paulus, Consulting Botanist. 2004.
3. **Wildlife Surveys, White Mountain Estates Parcels, Mono County, California.** JBR Environmental Consultants, Inc. 2004.
4. **An Archaeological Survey of the Proposed White Mountain Estates Subdivision II, Chalfant Valley, Mono County, California.** Jeff Burton, Contributions to Trans-Sierran Archaeology No. 53. 2004.
5. **Preliminary Hydrogeologic Investigation, White Mountain Estates—Phase 2, Chalfant Valley, Mono County, California.** Golden State Environmental. 2005.
6. **Addendum to Preliminary Hydrogeologic Investigation, White Mountain Estates—Phase 2, Chalfant Valley, Mono County, California.** Golden State Environmental. 2005.
7. **Review of “Preliminary Hydrogeologic Investigation, White Mountain Estates—Phase 2, Chalfant Valley, Mono County”.** AMEC Earth and Environmental, Inc. 2005.
8. **Preliminary Hydrogeologic Investigation, 72-Hour Pumping and Recovery Test, White Mountain Estates—Phase 2, Chalfant Valley, Mono County, California.** Golden State Environmental. 2006.
9. **Review of Water Resource Documents: White Mountain Estates, Mono County, Prepared by Golden State Environmental.** AMEC Earth and Environmental, Inc. 2006.
10. **Drainage Report for White Mountain Estates, Mono County, California.** Eastern Sierra Engineering. 2005.
11. **Fault and Seismic Investigation for Proposed Residential Development, Tract 37-16, Mono County, California.** Keith W. Ehlert. 1999.

12. **Review of Keith W. Ehlert's Report Titles "Fault and Seismic Investigation for Proposed Residential Development, Tract 37-16, Mono County, California", dated August 27, 1999.** Geopentech. 2000.
13. **Response to Review Letter Prepared by Geopentech for Mono County, California.** Keith W. Ehlert. 2002.
14. **Review of Keith W. Ehlert's Report Titles "Fault and Seismic Investigation for Proposed Residential Development, Tract 37-16, Mono County, California", dated August 27, 1999.** URS Grenier Woodward Clyde. 2000.
15. **Response to Review Letter Prepared by URS Grenier Woodward Clyde for Mono County, California.** Keith W. Ehlert. 2000.
16. **Earthquake Fault Zone Hazard Evaluation. Phase 2 of Tentative Tract Map 37-46, White Mountain Estates Subdivision, Chalfant Valley, Mono County, California.** Sierra Geotechnical Services Inc. March, 2005.
17. **Addendum Report. Results of Additional Subsurface Fault Investigation.** Sierra Geotechnical Services Inc. October, 2005.
18. **Review of Sierra Geotechnical Service's Third Response to Peer Review and Additional Geologic Information. Phase 1 and Phase 2 of Tentative Tract Map 37-46. White Mountain Estates Subdivision, Chalfant Valley, Mono County, California.** AMEC. April, 2007.

## **APPENDIX C**

### **SCOPING MATERIALS**

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1. Notice of Preparation (NOP).
2. Scoping comments.

## **Notice of Preparation**

### **White Mountain Estates – Environmental Impact Report & Specific Plan**

#### ***Chalfant Valley, Mono County, California***

**Date:** February 4, 2005

**To:** State Clearinghouse, Responsible Agencies, Neighboring Landowners, Interested Parties

**From:** Mono County Community Development Department / Planning Division

**Re:** Notice of Preparation of an Environmental Impact Report and Specific Plan

As the lead agency, the Mono County Community Development Department will prepare an Environmental Impact Report (EIR) and Specific Plan (SP) for the project described below. Comments about the extent and content of the EIR and SP are being sought. Responsible agency comments should focus on environmental information related to statutory responsibilities in connection with the project. Agencies may use the EIR and SP prepared by Mono County when considering subsequent permit approvals for the project.

Due to the time limits mandated by State law, responses to the Notice of Preparation about this project must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Comments are due by March 14, 2005, to the **Mono County CDD, Gerry Le Francois, P.O. Box 347, Mammoth Lakes, California 93546**. E-mail responses may be sent to: [glefrancois@mono.ca.gov](mailto:glefrancois@mono.ca.gov). Agencies are asked to provide the contact person's name and telephone number.

**Project Application:** Tentative Tract Map 37-46 / White Mountain Estates

**Applicant:** Bob Stark / White Mountain Estates L.L.C.  
332 West Howell Avenue  
Ridgecrest, California 93555

**Project Location:** This proposed project is adjacent to the existing 44-lot White Mountain Estates subdivision two miles north of the Inyo/Mono county line on the east side of Highway 6 at White Mountain Estates Road. The site occupies the S ½ of the SE ¼ and SE ¼ of the SW ¼ of Section 22, T.5s., R33E., MDM. The project site assessor parcel numbers are 26-24-09 & 10.

**Project Description:** A Tentative Tract Map application is being processed for up to (not to exceed) 58 individual lots in the southern Chalfant Valley in Mono County. The proposed Tract Map (TM 37-64) would subdivide a 29-acre parcel (APN 26-240-10) into 39 individual lots that range in size from .50 to .96 acres. These lots would be served by a community water system and individual septic systems. The 19 lots on the upper portion

of the subdivision (APN 26-240-09) will probably be reduced due to Alquist-Priolo (earthquake fault) constraints. A revised map shows one possible configuration of only eight upper lots. A portion of these upper lots may be served by a community water system but will probably require individual well and septic systems. This project is required to provide approximately 20 acres of open space. The parcels are currently vacant, and there is a spring on the upper project site. The existing General Plan Land Use Designation is Rural Mobile Home (RMH). A General Plan Amendment will change the project site from RMH to Specific Plan.

**Potential Impacts:** Environmental issues expected to be analyzed in the environmental document include: geologic, hydrogeologic, cultural, wildlife, botanical, circulation, visual, water resources, public service impacts, and others.

**Agency Contact:** Gerry Le Francois, Planner  
P.O. Box 347  
Mammoth Lakes, CA 93546  
[glefrancois@mono.ca.gov](mailto:glefrancois@mono.ca.gov)  
(760) 924-1810



**APPENDIX D**

**FIRE SAFE PLANT GUIDE**

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# PLANTS THAT THRIVE IN EASTERN SIERRA GARDENS

Compiled by: Karen Ferrell-Ingram, native plant propagator  
Sherryl Taylor, Garden Club of America / Partners for Plants  
Elizabeth Tenney, Master Gardener, University of Nevada-Reno

**These plants will minimize garden maintenance, water use and fire danger,  
and provide a beautiful home landscape that complements  
the scenic surroundings of the Eastern Sierra.**

Secrets of a successful garden

**Every successful garden needs planning and some follow-up care after planting.**

- Fire-resistance depends more on location and maintenance than variety planted. Plan your garden to include a 30' fire-safe buffer. (See "RESOURCES")
- Water regularly for 1<sup>st</sup> season; periodically deep soak once plants are established.
- Mulch to conserve water and control weeds.
- Prune selectively for better bloom, to remove dead wood and limit fire hazard. Consult a good pruning guide for each plant's specific requirements.

## Some recommended plant varieties

Growing areas differ within Mono County. Check with your local nursery to determine which plants are appropriate for your elevation.

Plant outside the 30' fire-safe buffer (*)
Native plant (N)

### LARGE TREES

(Large – over 40')

COMMON HACKBERRY	( <i>Celtis occidentalis</i> )	
WHITE ASH	( <i>Fraxinus americana</i> )	
HONEY LOCUST	( <i>Gleditsia triacanthos inermis</i> )	
KENTUCKY COFFEE TREE	( <i>Gymnocladus dioica</i> )	
AMERICAN SWEETGUM	( <i>Liquidambar styraciflua</i> )	
SIBERIAN CRABAPPLE	( <i>Malus baccata</i> )	
COLORADO SPRUCE	( <i>Picea pungens</i> )	(*)
LOGSPOLE PINE	( <i>Pinus contorta</i> )	(*)(N)
JEFFREY PINE	( <i>Pinus jeffreyi</i> )	(*)(N)
JAPANESE BLACK PINE	( <i>Pinus thunbergiana</i> )	(*)
WESTERN COTTONWOOD	( <i>Populus fremontii</i> )-male trees only	(N)
EUROPEAN BIRD CHERRY	( <i>Prunus padus 'Plena'</i> )	
RED OAK	( <i>Quercus rubra</i> )	
SILVER LINDEN	( <i>Tilia tomentosa</i> )	

### MEDIUM TREES

(Medium – 20' to 40')

WESTERN WATER BIRCH	( <i>Betula occidentalis</i> )	(N)
WESTERN HACKBERRY	( <i>Celtis reticulata</i> )	(N)
GREEN ASH	( <i>Fraxinus pennsylvanica</i> )	
JAPANESE CRABAPPLE	( <i>Malus floribunda</i> )	
BECHTEL CRABAPPLE	( <i>Malus ioensis plena</i> )	
QUAKING ASPEN	( <i>Populus tremuloides</i> )	(N)
MOUNTAIN ASH	( <i>Sorbus aucuparia</i> )	

### SMALL TREES

(Small - about 20')

AMUR MAPLE	( <i>Acer ginnala</i> )
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MOUNTAIN MAPLE	( <i>Acer glabrum</i> )	(N)
COCKSPUR HAWTHORN	( <i>Crataegus crus-galli</i> )	
DESERT OLIVE	( <i>Forestiera neomexicana</i> )	(N)
SCHEIDECKER CRABAPPLE	( <i>Malus scheideckeri</i> )	
BRISTLECONE PINE	( <i>Pinus aristata</i> )	(*)(N)
PINON PINE	( <i>Pinus monophylla</i> )	(*)(N)
FLOWERING PEAR	( <i>Pyrus calleryana</i> )	
SMOOTH SUMAC	( <i>Rhus glabra</i> )	
3-LEAFED SUMAC	( <i>Rhus trilobata</i> )	(N)

## HIGH SHRUBS

(High – over 6')

MOUNTAIN MAPLE	( <i>Acer glabrum</i> )	(N)
SHADBUSH, SERVICE BERRY	( <i>Amelanchier laevis</i> )	
SHADBUSH	( <i>Amelanchier alnifolia</i> )	(N)
SHADBUSH	( <i>Amelanchier utahensis</i> )	(N)
CHOKEBERRY	( <i>Aronia melanocarpa</i> )	
BUTTERFLY BUSH	( <i>Buddleia davidii</i> )	
SIBERIAN PEA-SHRUB	( <i>Caragana arborescens</i> )	
MOUNTAIN MAHOGANY	( <i>Cercocarpus ledifolius</i> )	(*)(N)
FERNBUSH	( <i>Chamaebatiaria millifolium</i> )	(N)
SIBERIAN DOGWOOD	( <i>Cornus alba</i> 'Sibirica')	
CREEK DOGWOOD	( <i>Cornus sericea</i> )	(N)
<b>REDTWIG DOGWOOD, REDOSIER DOGWOOD</b>	( <i>Cornus stolonifera</i> )	(N)

WINGED EUONYMUS, BURNING BUSH ( <i>Euonymus alatus</i> )		
FORSYTHIA	( <i>Forsythia</i> 'Beatrix Farrand')	
WITCH HAZEL	( <i>Hamamelis</i> )	
PFITZER JUNIPER	( <i>Juniperus chinensis</i> 'Pfitzeriana')	(*)
BEAUTY BUSH	( <i>Kolkwitzia amabilis</i> )	
HEDGE CRABAPPLE	( <i>Malus pumila</i> 'Centurion')	
BAYBERRY	( <i>Myrica pennsylvanica</i> )	
WESTERN SAND CHERRY	( <i>Prunus besseyi</i> )	
BITTERCHERRY	( <i>Prunus emarginata</i> )	(N)
WESTERN CHOKECHERRY	( <i>Prunus virginiana demissa</i> )	(N)
TALLHEDGE BUCKTHORN	( <i>Rhamnus frangula</i> 'Columnaris')	
STAGHORN SUMAC	( <i>Rhus typhina</i> )	
BLUE ELDERBERRY	( <i>Sambucus caerulea</i> , <i>S. glauca</i> )	(N)
SILVER BUFFALO BERRY	( <i>Shepherdia argentea</i> )	(N)
COMMON LILAC	( <i>Syringa vulgaris</i> )	
VIBURNUM	( <i>Viburnum lantana</i> , <i>V. dentatum</i> )	

## LOW SHRUBS

(Low – under 6')

BEARBERRY, KINNIKINNICK	( <i>Arctostaphylos uva-ursi</i> )	
SOUTHERNWOOD, OLD MAN	( <i>Artemisia abrotanum</i> )	
<b>GREAT BASIN SAGEBRUSH</b>	( <b><i>Artemisia tridentata</i></b> )	
JAPANESE BARBERRY	( <i>Berberis thunbergii</i> )	
DESERT CEANOOTHUS	( <i>Ceanothus greggi</i> )	(N)
SPREADING COTONEASTER	( <i>Cotoneaster divaricatus</i> )	
SULFUR BUCKWHEAT	( <i>Eriogonum umbellatum</i> )	(N)

## DWARF WINGED EUONYMUS, BURNING BUSH

	<b>(<i>Euonymus alatus</i>)</b>	
WINTERCREEPER	( <i>Euonymus fortunei</i> )	
APACHE PLUME	( <i>Fallugia paradoxa</i> )	
ARMSTRONG JUNIPER	( <i>Juniperus chinensis</i> 'Armstrongii')	(*)
SAN JOSE JUNIPER	( <i>Juniperus chinensis</i> 'San Jose')	(*)
MUGHO PINE	( <i>Pinus mugo mughus</i> )	(*)
SHRUBBY POTENTILLA	( <i>Potentilla fruticosa</i> )	(N)
ANTELOPE BITTERBRUSH	( <i>Purshia tridentata</i> )	(*)(N)
FRAGRANT SUMAC	( <i>Rhus aromatica</i> )	
GOLDEN CURRANT	( <i>Ribes aureum</i> )	
WAX CURRANT	( <i>Ribes cereum</i> )	(N)
COYOTE WILLOW	( <i>Salix exigua</i> )	(N)
PURPLE SAGE	( <i>Salvia dorrii</i> )	(N)
SPIRAEA	( <i>Spiraea billiardii</i> )	
MOUNTAIN SNOWBERRY	( <i>Symphoricarpos rotundifolius</i> )	(N)
DWARF EUROPEAN CRANBERRY BUSH	( <i>Viburnum opulus</i> 'Nana')	

## GROUND COVERS

BEARBERRY, KINNIKINNICK	( <i>Arctostaphylos uva-ursi</i> )	
SERBIAN BELLFLOWER	( <i>Campanula poscharskyana</i> )	
SNOW-IN-SUMMER	( <i>Cerastium tomentosum</i> )	
PURPLE-LEAF WINTER CREEPER	( <i>Euonymus fortunei</i> 'Colorata')	
SWEET WOODRUFF	( <i>Galium odoratum</i> )	
DAYLILY	( <i>Hemerocallis</i> )	
CINQUEFOIL, spring	( <i>Potentilla tabernaemontanii</i> )	
<b>CREEPING JUNIPER</b>	<b>(<i>Juniperus horizontalis</i>)</b>	(*)
<b>TAM JUNIPER</b>	<b>(<i>Juniperus sabina</i> 'Tamariscifolia')</b>	(*)
VIRGINIA CREEPER	( <i>Parthenocissus</i> )	
MOSS PINK	( <i>Phlox subulata</i> )	
STONECROP	( <i>Sedum, spp.</i> )	
WOOLLY THYME	( <i>Thymus pseudolanuginosus</i> )	
WOOLLY SPEEDWELL	( <i>Veronica incana</i> )	

## GRASSES

INDIAN RICE GRASS	( <i>Achnatherum hymenoides</i> )	(N)
NEEDLEGRASS	( <i>Achnatherum spp.</i> )	(N)
NEEDLE AND THREAD GRASS	( <i>Hesperostipa comata</i> )	(N)
GREAT BASIN WILD RYE	( <i>Leymus cinereus</i> )	(N)
CREEPING WILD RYE	( <i>Leymus triticoides</i> )	(N)
ALKALI SACATON	( <i>Sporobolus airoides</i> )	(N)

## PERENNIALS

YARROW	( <i>Achillea</i> )	(N)
HUMMINGBIRD MINT	( <i>Agastache cana</i> )	
COLUMBINE	( <i>Aquilegia</i> )	(N)
ARTEMISIA	( <i>Artemisia</i> )	
DUSTY MILLER	( <i>Centaurea cineraria</i> )	
CLEMATIS	( <i>Clematis ligusticifolia</i> )	(N)





VIRGIN'S BOWER	( <i>Clematis montana</i> )	
COREOPSIS	( <i>Coreopsis grandiflora</i> , <i>C. lanceolata</i> )	
SWEET WILLIAM, PINKS	( <i>Dianthus</i> )	
BUCKWHEAT	( <i>Eriogonum spp.</i> )	(N)
CALIFORNIA POPPY	( <i>Eschscholzia californica</i> )	(N)
DAYLILY	( <i>Hemerocallis</i> )	
HYSSOP	( <i>Hyssopus officinalis</i> )	
GILIA, STAR OR SCARLET	( <i>Ipomopsis aggregata</i> )	
LUPINE	( <i>Lupinus spp.</i> )	(N)
LAVENDER	( <i>Lavendula spp.</i> )	
BLUE FLAX	( <i>Linum lewisii</i> )	
BEE BALM	( <i>Monarda didyma</i> )	
CATMINT	( <i>Nepeta x faassenii</i> )	
EVENING PRIMROSE	( <i>Oenothera caespitosa</i> )	(N)
HERBACEOUS PEONY	( <i>Paeonia</i> )	
ORIENTAL POPPY	( <i>Papaver orientale</i> )	
PENSTEMON	( <i>Penstemon spp.</i> )	(N)
PHLOX	( <i>Phlox paniculata</i> , <i>P. suffruticosa</i> )	
RUSSIAN SAGE	( <i>Perovskia atriplicifolia</i> )	(N)
BETHLEHEM SAGE	( <i>Pulmonaria saccharata</i> )	
BLUE SALVIA	( <i>Salvia spp.</i> )	
APRICOT GLOBEMALLOW	( <i>Sphaeralcea ambigua</i> )	(N)
LAMB'S EAR	( <i>Stachys lanata</i> )	
PRINCE'S PLUME	( <i>Stanleya pinnata</i> )	(N)
MEADOW RUE	( <i>Thalictrum</i> )	
SPEEDWELL	( <i>Veronica, spp.</i> )	

## RESOURCES

### PLANT INFORMATION

"An Eastern Sierra Firescape Plant List", Fire Safe Plan for the Community-Wildlands Interface of Inyo and Mono Counties (9/26/02 draft) by Bruce Allan Klein, Eastside Associates (760) 872-6727, [www.firesafecouncil.org](http://www.firesafecouncil.org)

Gardening in the Mountain West by Barbara Hyde, ISBN 0-9635224-3-4

Home Landscaping Guide for Lake Tahoe and Vicinity

- The Tahoe Regional Planning Area Recommended Plant List of "resource- efficient plants"
- **Accent Plant List of the Tahoe Basin.**

*John Cobourn, Water Resource Specialist,  
University of Nevada Cooperative Extension,  
P.O. Box 8208, Incline Village, NV 89452-8208*

Sunset Western Garden Book

Xeriscape Plant Guide (Denver Water, American Water Works Association), ISBN 1-55591-322-9

High Country Gardens, [www.highcountrygardens.com](http://www.highcountrygardens.com) (1-800-925-9387)

## PLANT SOURCES

- ❑ Bishop Nursery, Bishop (760) 873-7515
- ❑ California Native Plant Society - Bristlecone Chapter  
Fall Plant Sale *For INFORMATION:* (760) 387-2913
- ❑ Dry Creek Garden Co., 7250 S. Virginia, Reno (775) 851-0353
- ❑ High Country Gardens [www.highcountrygardens.com](http://www.highcountrygardens.com)  
(1-800-925-9387)
- ❑ Mammoth Lakes Nursery, Mammoth Lakes (760) 934-6012
- ❑ Pleasant Gardens Nursery, Mammoth Lakes (760) 924-8981
- ❑ Sage Hill Nursery, Crowley Lake (760) 935-9110
- ❑ Sierra Gardens Nursery, Bishop (760) 873-3459